



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

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**WALSALL**  
**Unit 35**  
**29 Old Square Shopping Centre**  
**WS1 1QA**

## SHOP TO LET



### LOCATION

The shop is located in a prominent trading position within the popular Old Square Shopping Centre adjacent to **Brighthouse** and close to leading retailers including **Savers, Debenhams** and **99p Stores**.

### DEMISE

The shop is located at ground floor only and benefits from rear servicing at first floor level.

### DIMENSIONS

Internal width	19' 0"
Shop depth and built depth	45' 9"
Ground floor area	830 sq ft

### LEASE

An effective full repairing and insuring lease will be granted for a duration of 10 years with an upward only rent review in the fifth year.

### RENT

On application

### SERVICE CHARGE AND INSURANCE

To be confirmed

### RATING ASSESSMENT

Rateable value	£26,250.00	
Rates payable	£12,600.00	(2018-19)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

### VIEWING

Strictly by appointment:

Adam Perrey, AP Retail Limited

Tel: 01527 578820

Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)

Or

Emel Ahmet, Colliers

Tel: 0121 265 7555

Email: [Emel.Ahmet@colliers.com](mailto:Emel.Ahmet@colliers.com)

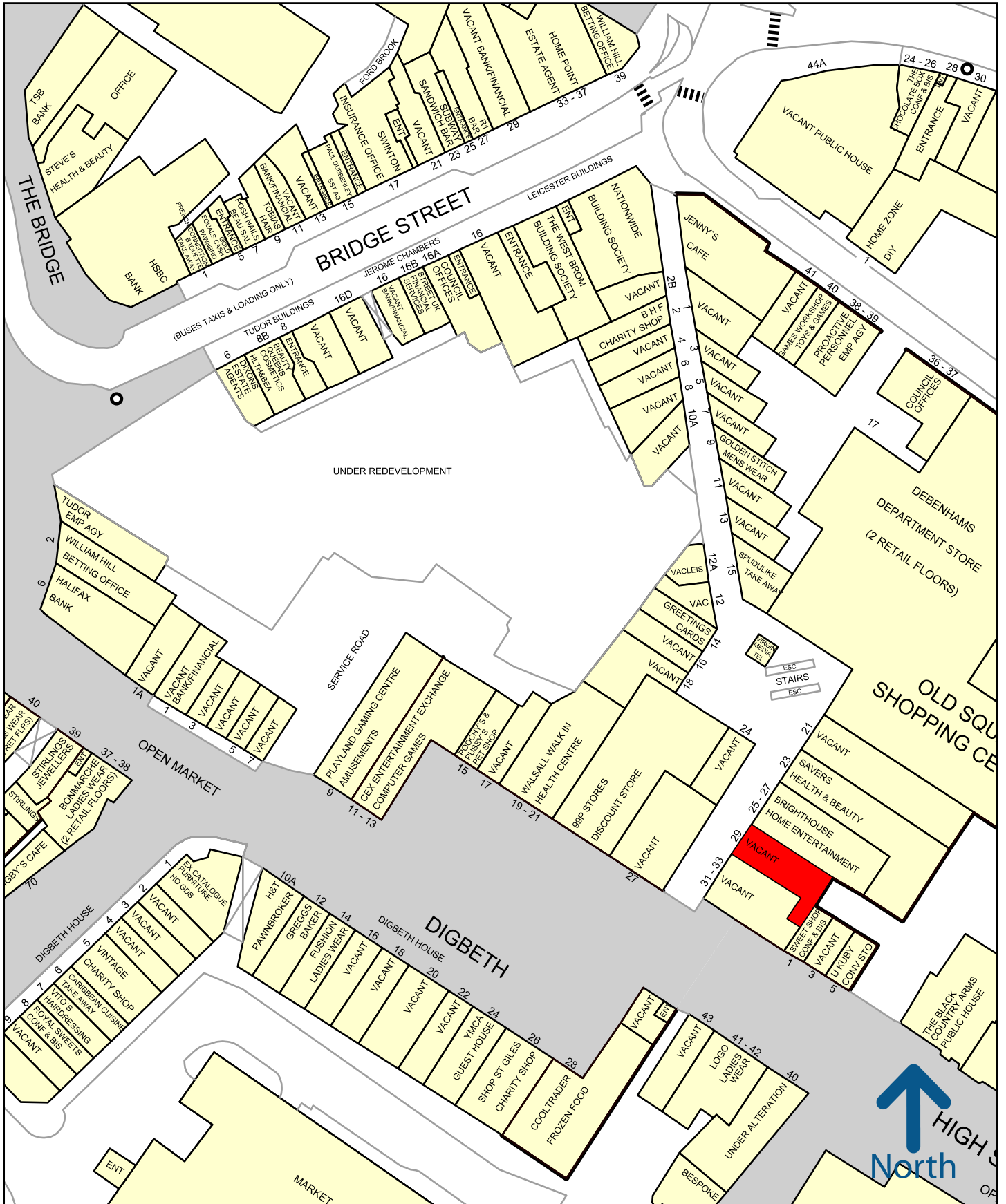
### ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

### All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

April 2018



Experian Goad Plan Created: 24/06/2014  
 Created By: Adam Perrey Limited

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